



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. August 19, 2002**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

**Board of Adjustment Members**

Michael Ramirez – District 1	Jesse Zuniga – District 6
Oscar R. Williams – District 2	Yolanda Arellano – District 7
Jesse Jenkins – District 3	Abe Ramirez – District 8
Hervey Duron – District 4	Vacant – District 9
Laura Lizcano – District 5	Lisa Musial – Mayor

*Don Macaulay – District 10*  
Chairman

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-02-136	Jesse H. Sanchez, 228 Havana St.
CASE NO. A-02-139	Ruben L. Cortez representing Mi Tierra Café, Inc., 1004 W. Commerce St.
CASE NO. A-02-141	Peter Hauser representing Red Roof Inn, 6880 N.W. Loop 410
CASE NO. A-02-142	Rick Montelongo, 13207 Creek Dawn
CASE NO. A-02-143	Maria & Jose Gonzalez, 230 Havana St.
CASE NO. A-02-144	David & Grace Saenz, 7223 Granite Creek
CASE NO. A-02-145	Rudy Hettler representing Roland A. Ortiz, 135 Carter

V. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-136

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Jesse H. Sanchez**

**Lot 16, New City Block 10136**

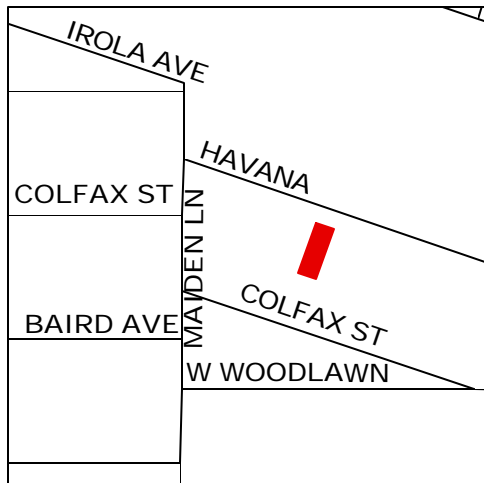
**228 Havana Street**

**Zoned: "R-5" Residential Single-Family District**

The applicant requests a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports, and Section 35-310.01 of the Unified Development Code requires a 5' side yard setback.

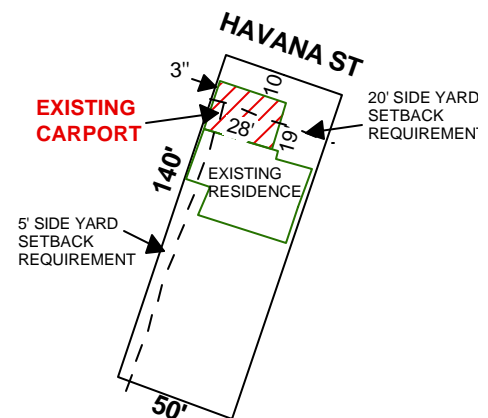
The applicant's plot plan shows an existing carport with front and side yard setbacks of 10' and 3" respectively.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

**A-02-136**

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-139

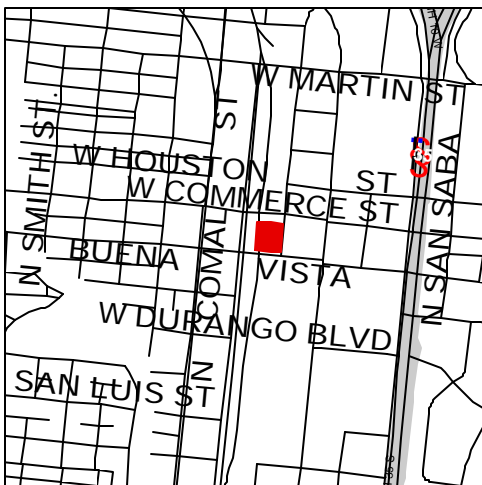
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the first floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Ruben L. Cortez representing Mi Tierra Café, Inc.  
E 243.3' of Block 85, Block 85, New City Block 245  
1004 Commerce Street W.  
Zoned: "I-2" Heavy Industrial District

The applicant requests a variance to erect a 6' fence on the property line around the perimeter of the property.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4', and the side yard to 6' as long as the fence to be constructed does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code. Section 35-514 (C)(1) of the Unified Development Code also limits fence height within the rear yard setback to 6'.

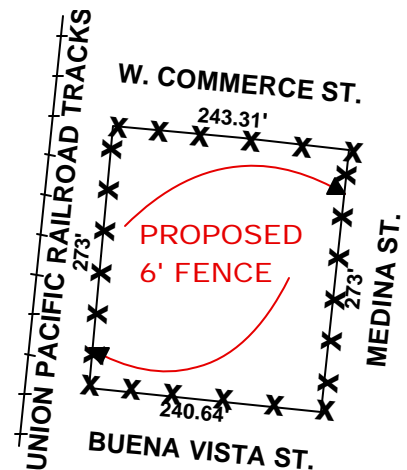
The applicant's plan proposes erecting a 6' fence on the property line around the perimeter of the property.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

**A-02-139**

# BOARD OF ADJUSTMENT

August 19, 2002

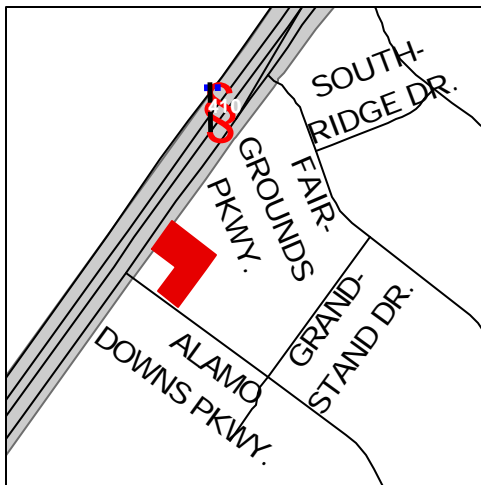
CASE NO. A-02-141

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the first floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Peter Hauser representing Red Roof Inn  
Lot 26, New City Block 4 NCB 16115  
6880 N. W. Loop 410  
Zoned: "C-3/I-1" Commercial/ General Industrial District

The applicant requests a variance to erect a pole- sign on an expressway street classification that exceed the maximum allowed height limitation.

The Development Services Department could not issue a sign permit for this project because Section 28-239 c (1) Table 2 of the City Code limits the maximum allowed height of pole-signs on expressway street classifications to 50'. The applicant's plan proposes increasing the height of an existing 50' pole-sign by 25', to attain a 75' high sign.

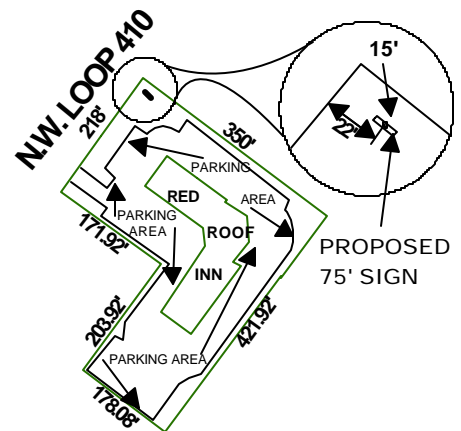


LOCATION MAP



NOT TO SCALE

# A-02-141



PLOT PLAN

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-142

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the First Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Rick Montelongo**

**Lot 19, Block 5, New City Block 16938**

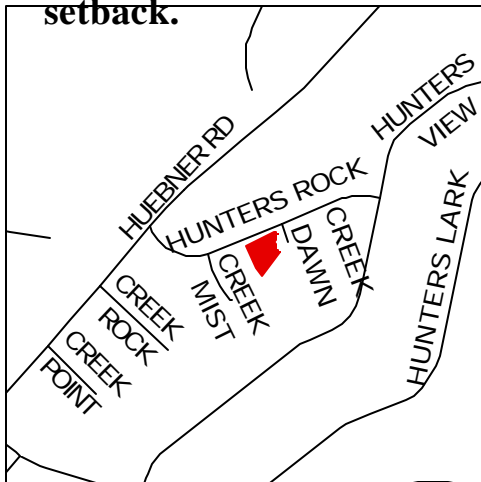
**13207 Creek Dawn**

**Zoned: "R-6" Residential Single-Family District**

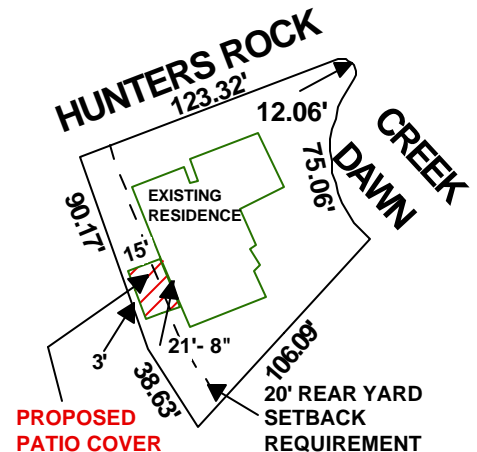
The applicant requests a variance to construct a patio cover within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code establishes a 20' rear yard setback requirement.

The applicant's plot plan shows a proposed patio cover with a 3' rear yard setback.



LOCATION MAP



PLOT PLAN

**A-02-142**

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-143

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Maria & Jose Gonzalez**

**Lot 17, Block 12, New City Block 10136**

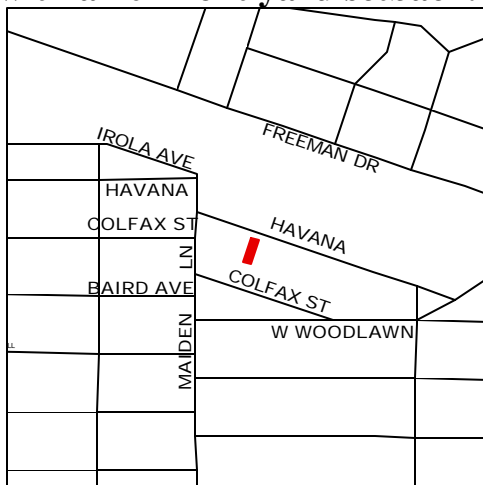
**230 Havana Street**

**Zoned: "R-5" Residential Single-Family District**

The applicant requests a variance to keep a carport within the front and side yard setbacks.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports, and Section 35-310.01 (b) of the Unified Development Code requires a 5' side yard setback.

The applicant's plot plan shows an existing carport on the side yard property line with a 10' front yard setback.

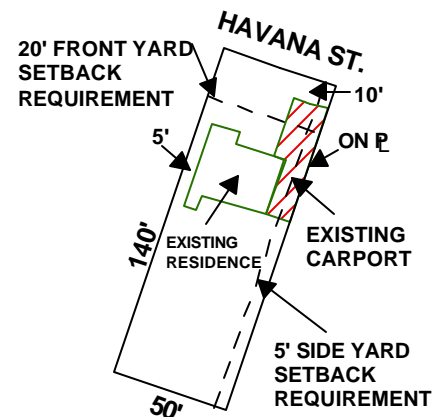


LOCATION MAP



NOT TO SCALE

**A-02-143**



PLOT PLAN

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-144

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David & Grace Saenz

Lot 34, Block 5, New City Block 18651

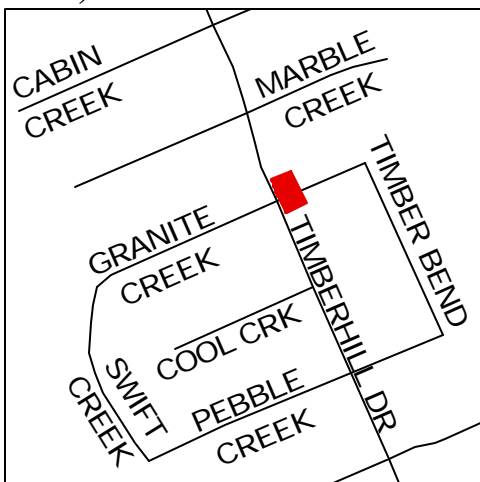
7223 Granite Creek

Zoned: "R-6" Residential Single-Family District

The applicant requests a variance to continue construction of a 4' picket fence on the front yard property line, and a 6' fence within the front yard setback.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4', and the side yard to 6', as long as the fence to be constructed does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.

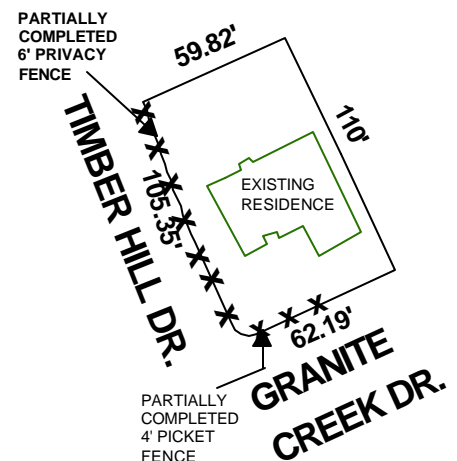
The applicant's plan proposes erecting a 4' picket fence on the front yard property line, and a 6' fence within the front yard setback.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

# A-02-144

# BOARD OF ADJUSTMENT

August 19, 2002

CASE NO. A-02-145

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 19, 2002 in the City Council Chambers, located on the first Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Roland A. Ortiz**

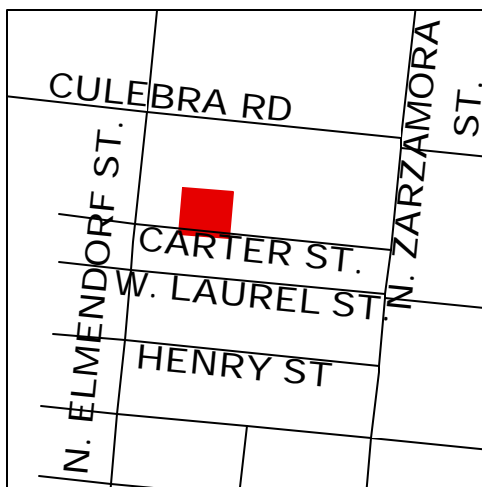
**Lots 16,17 & 18, Block 1, New City Block 1924**

**135 Carter Street**

**Zoned: "MF-33" Multi-Family District**

The applicant requests a Special Exception to relocate a structure from 1122 Culebra Road to 135 Carter Street.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.

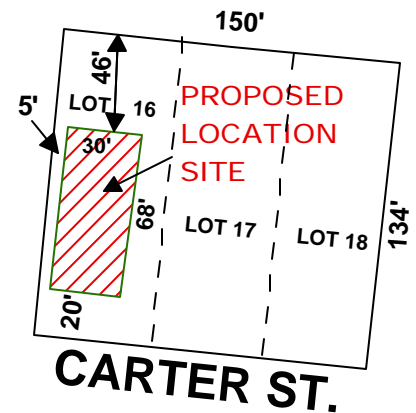


LOCATION MAP



NOT TO SCALE

**A-02-145**



PLOT PLAN